

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

October 30, 2012

**Construction of a Senior Center at East Rancho Dominguez Park**

The East Rancho Dominguez Senior Center (Senior Center) is currently located on rented premises at 4513 E. Compton Blvd in unincorporated East Rancho Dominguez. The Senior Center serves approximately 1,200 individuals and families per month, providing social services such as the distribution of emergency food and referrals for health care, mental health, and employment services. In addition to accommodating local non-profits, the Senior Center also serves as the daily hub for activity among the local senior population, which is vital in helping this segment of the population stay mentally alert and healthy.

The current building requires extensive renovations and has no room to expand programming to accommodate the growing demand for services. The lease for the Senior Center expired on August 31, 2010 and the Senior Center is now operating on a month-to-month lease term.

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MOTION

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Over the past few years, staff has worked to identify alternative locations for an upgraded facility. Opportunities that were considered included renting a new site, the potential acquisition and development of property in the surrounding area, as well as co-locating with the existing County-owned recreation center, which is located across the street from the Senior Center at East Rancho Dominguez Park (Park).

Of all of the options analyzed, expanding the existing recreation center at the Park to include a new space which would accommodate a senior center provides the most significant benefits. An expanded recreational center could accommodate a variety of additional amenities, including a dining area, fitness center, classrooms and office space, without significantly altering the availability of public recreation space at the Park.

This option would allow services to remain within the center of the East Rancho Dominguez community, without the investment of significant capital resources associated with land acquisition and construction of a new, free-standing facility.

Co-location of the Senior Center in the Park would also create significant communal benefits and cost efficiencies. Utility and other operating cost savings will be achieved, and the expanded facility could accommodate creative and expanded recreational programming for seniors.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

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1. Authorize the Director of the Department of Parks and Recreation to execute a funding agreement in the amount of \$430,000 with Community Development Commission for the partial funding of construction activities associated with the East Rancho Dominguez Park Senior Center, upon approval as to form by County Counsel. Such agreement shall provide for the mutual indemnification of the parties for any negligent acts or omissions;
2. Upon execution of the Senior Center funding agreement with the Community Development Commission, instruct the Director of the Department of Parks and Recreation to transfer a lump sum amount of \$430,000 from the Park In-Lieu Fees Accumulated Capital Outlay Fund to the Community Development Commission;
3. Approve an appropriation adjustment to transfer \$400,000 from Capital Project #77044 to the Project and Facility Development Budget to allow transfer of the funds to the Community Development Commission; and
4. Authorize the Chief Executive Officer to execute a funding agreement in the amount of \$400,000, to be funded with Second District Capital Improvement Funds, with the Community Development Commission for construction activities associated with the East Rancho Dominguez Senior Center Project.

**I FURTHER MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE BOARD OF DIRECTORS FOR THE LOS ANGELES REGIONAL PARKS AND OPEN SPACE DISTRICT:**

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5. Allocate \$3,270,000 in County Excess Funds, available to the Second District, to the Department of Parks and Recreation, which will assign the right to apply for the funds to the Community Development Commission;
6. Approve an alternative plan for expenditure from residual Specified Funds available to the Second District and allow the transfer of \$300,000 residual Per Parcel Discretionary Funds available in the Second District 1992 and 1996 Propositions' Placeholder Grant to the Community Development Commission for a grant total of \$3,570,000 for the East Rancho Dominguez Park Senior Center Project;
7. Allow the Director of the Department of Parks and Recreation, acting as the Director of the Regional Park and Open Space District, to award a grant for the East Rancho Dominguez Park Senior Center Project to the Community Development Commission when all applicable conditions have been met; and
8. Allow the Director of Parks and Recreation, acting as the Director of the Regional Park and Open Space District, to allow the Community Development Commission to set up an interest-bearing escrow account to allow for the advancement of the funds.

**I FURTHER MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE BOARD OF COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES:**

9. Authorize the Executive Director of the Community Development Commission to execute any documents and take all necessary steps to accept the funds described

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above and incorporate up to \$4,400,000 into the Commission's Fiscal Year 2012-2013 approved budget as needed for the East Rancho Dominguez Park Senior Center Project.

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